

GLENN COUNTY ECONOMIC FORECAST

Glenn County is located in the Central Valley, in Northern California. Agriculture is a critical part of the economy of Glenn County, directly responsible for 24 percent of total employment. In 2009, total crop production was valued at \$575 million with almond and rice production accounting for over half of the total. Glenn County has a population of 29,273 people and 7,823 wage and salary jobs. The per capita income in Glenn County is \$25,831, and the average salary per worker is \$37,262.

In 2009, 157 total wage and salary jobs were lost in Glenn County, a decline in employment of 2.0 percent. Non-farm employment lost 221 jobs. This represents a growth rate of -3.6 percent. Farm employment added 64 jobs, representing a 3.6 percent growth rate. The unemployment rate increased to 15.3 percent in 2009.

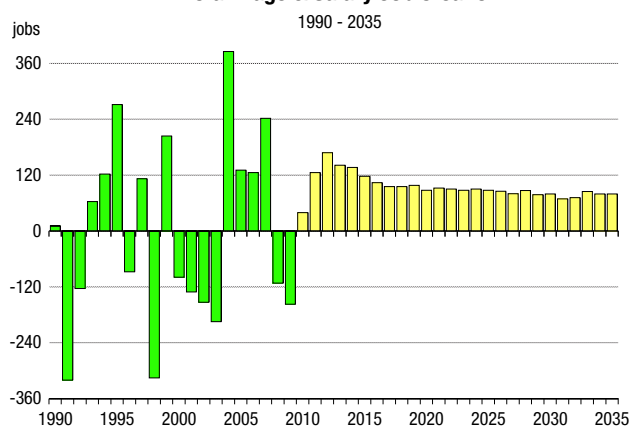
The only non-farm sectors that produced jobs in Glenn County during 2009 were education and healthcare, and retail trade. Combined, these sectors created 36 jobs last year. The largest employment losses were in the government (-106 jobs), manufacturing (-56 jobs) and construction (-38 jobs) sectors.

The Glenn County population expanded in 2009 at a rate of 0.2 percent. The only two incorporated cities in the county are Orland and Willows, which grew 1.3 percent and 0.2 percent, respectively, between January 2008 and January 2009. Net migration was negative last year, with an estimated total of 173 migrants leaving the county.

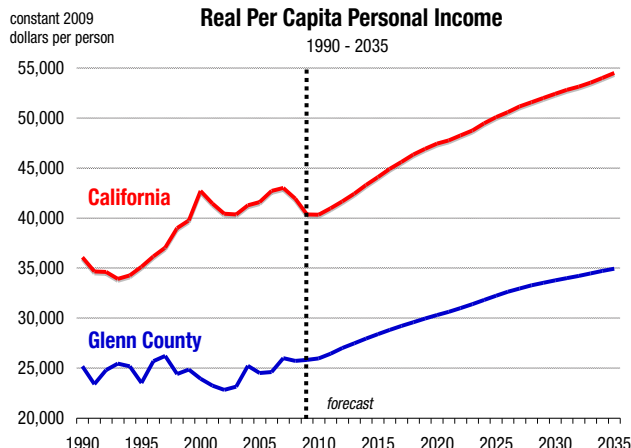
FORECAST HIGHLIGHTS

- A modest 0.5 percent rate of total wage and salary job growth is forecast in 2010. From 2010 to 2015, total employment growth averages 1.7 percent per year. Non-farm employment growth will average 1.5 percent per year. Farm employment will advance 2.2 percent annually over the five-year period.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.7 percent per year from 2010 to 2015.
- Between 2010 and 2015, the principle job creation is in farm, transportation and warehousing, and wholesale and retail trade. These sectors account for over 71 percent of net job creation in the county during this time period.
- Annual population growth in the 2010 to 2015 period averages 1.0 percent per year, with growth gradually accelerating over the forecast.
- Net migration will remain negative in 2010 with an estimated 100+ residents leaving the county. Over the next five years net migration is expected to average approximately 40 net migrants entering the county per year.
- Real per capita income is forecast to increase 0.5 percent in 2010. From 2010 to 2015 real per capita income growth is expected to average 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to decline at a rate of 4.2 percent in 2010. Recovery does not occur until 2013. Between 2010 and 2015 real taxable sales are forecast to increase an average of 0.3 percent per year.
- Industrial production is forecast to fall 0.9 percent in 2010. From 2010 to 2015 the growth rate of industrial production will rebound sharply, averaging 5.4 percent per year. Total crop production, adjusted for inflation, is expected to increase by an average of 1.7 percent per year between 2010 and 2015. The principle crop in the county is rice.

Total Wage & Salary Job Creation



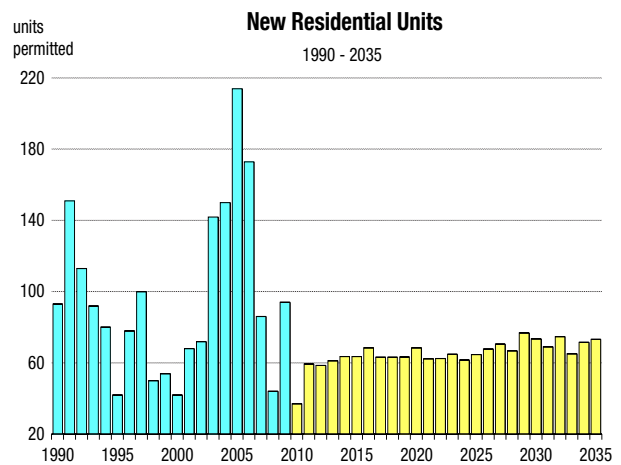
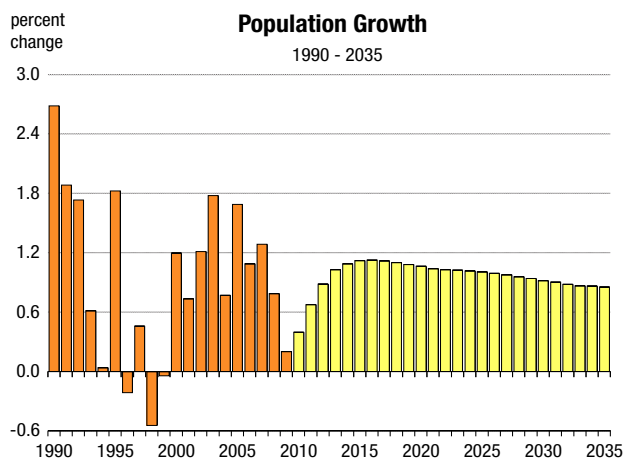
Real Per Capita Personal Income



Glenn County Economic Forecast

2002-2009 History, 2010-2035 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2002	27,144	161	31.7	9.3	72	\$225.7	\$0.53	\$22,829	1.6	354.2	104.4	9.7
2003	27,627	278	31.4	9.3	142	\$256.4	\$0.56	\$23,134	1.8	363.9	113.9	10.3
2004	27,840	51	33.3	9.4	150	\$282.5	\$0.62	\$25,222	1.2	393.1	114.9	9.4
2005	28,310	278	33.7	9.5	214	\$315.0	\$0.63	\$24,502	2.0	436.2	118.8	8.5
2006	28,618	111	34.2	9.7	173	\$335.3	\$0.66	\$24,600	3.2	396.1	133.2	8.1
2007	28,986	183	34.2	9.8	86	\$322.2	\$0.73	\$25,987	3.4	512.1	131.1	8.8
2008	29,214	-10	34.6	9.9	44	\$318.0	\$0.75	\$25,729	3.0	563.1	126.2	10.6
2009	29,273	-173	34.5	10.0	94	\$307.8	\$0.76	\$25,831	0.8	575.2	123.7	15.3
2010	29,389	-120	34.0	10.1	37	\$301.1	\$0.78	\$25,972	2.1	596.5	122.6	17.5
2011	29,588	-43	33.8	10.2	59	\$300.7	\$0.82	\$26,442	2.4	619.5	132.4	15.4
2012	29,849	17	34.2	10.2	59	\$305.4	\$0.86	\$27,014	2.1	631.9	139.9	12.7
2013	30,156	60	34.8	10.3	61	\$314.4	\$0.90	\$27,481	2.2	640.3	145.3	11.5
2014	30,484	79	35.5	10.4	64	\$326.6	\$0.95	\$27,955	2.2	646.6	152.8	10.0
2015	30,826	90	36.2	10.4	64	\$341.8	\$1.00	\$28,397	2.2	647.9	159.6	9.2
2016	31,174	93	36.9	10.5	68	\$358.8	\$1.05	\$28,827	2.2	656.8	165.7	8.7
2017	31,522	91	37.5	10.6	63	\$377.3	\$1.10	\$29,212	2.2	664.4	172.1	8.6
2018	31,869	87	38.1	10.7	63	\$396.6	\$1.15	\$29,589	2.2	671.7	178.9	8.4
2019	32,214	84	38.6	10.7	63	\$416.9	\$1.20	\$29,958	2.2	680.5	186.3	8.1
2020	32,557	81	39.0	10.8	68	\$437.8	\$1.25	\$30,292	2.1	680.5	194.6	8.0
2021	32,895	77	39.5	10.9	62	\$461.1	\$1.31	\$30,629	2.5	678.5	202.8	7.8
2022	33,234	76	39.9	10.9	62	\$485.3	\$1.37	\$30,993	2.6	686.1	211.0	7.6
2023	33,574	76	40.2	11.0	65	\$509.9	\$1.44	\$31,385	2.5	692.2	219.2	7.3
2024	33,915	76	40.6	11.1	62	\$535.1	\$1.51	\$31,810	2.4	699.8	228.0	7.1
2025	34,257	75	40.9	11.1	65	\$562.0	\$1.59	\$32,236	2.5	705.9	236.9	6.9
2026	34,597	74	41.2	11.2	68	\$590.1	\$1.66	\$32,622	2.5	711.6	246.3	6.9
2027	34,935	73	41.5	11.3	71	\$619.2	\$1.74	\$32,960	2.6	713.1	256.2	6.7
2028	35,270	70	41.8	11.4	67	\$650.1	\$1.82	\$33,265	2.8	717.6	266.4	6.6
2029	35,601	68	42.0	11.4	77	\$681.4	\$1.90	\$33,523	2.7	720.7	277.0	6.5
2030	35,928	63	42.3	11.5	74	\$713.1	\$1.99	\$33,777	2.7	716.3	288.1	6.2
2031	36,252	58	42.6	11.6	69	\$745.4	\$2.07	\$34,001	2.7	711.9	297.7	6.0
2032	36,572	52	42.8	11.7	75	\$778.6	\$2.16	\$34,230	2.7	722.7	307.6	6.0
2033	36,889	47	43.0	11.8	65	\$813.0	\$2.25	\$34,476	2.7	732.0	317.8	6.0
2034	37,208	46	43.1	11.8	71	\$848.4	\$2.35	\$34,703	2.7	739.8	328.4	6.1
2035	37,525	42	43.3	11.9	73	\$885.2	\$2.45	\$34,929	2.7	741.5	339.2	6.2



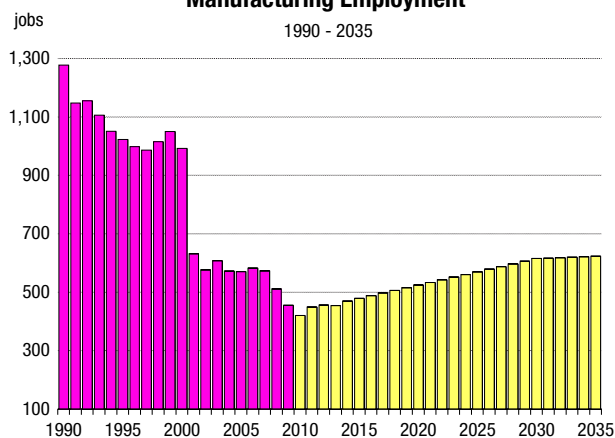
Glenn County Employment Forecast

2002-2009 History, 2010-2035 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
employment (thousands of jobs)											
2002	7.4	1.48	0.27	0.58	0.34	1.00	0.17	0.19	0.35	0.52	2.33
2003	7.2	1.31	0.24	0.61	0.36	1.01	0.16	0.16	0.35	0.55	2.31
2004	7.6	1.52	0.26	0.57	0.36	1.06	0.14	0.16	0.42	0.60	2.35
2005	7.7	1.53	0.27	0.57	0.37	1.07	0.14	0.17	0.44	0.61	2.42
2006	7.8	1.46	0.30	0.58	0.41	1.08	0.14	0.16	0.48	0.63	2.46
2007	8.1	1.74	0.33	0.57	0.40	1.05	0.16	0.14	0.48	0.67	2.45
2008	8.0	1.81	0.30	0.51	0.40	1.03	0.16	0.13	0.48	0.73	2.36
2009	7.8	1.87	0.26	0.46	0.40	1.03	0.13	0.13	0.48	0.71	2.26
2010	7.9	1.93	0.28	0.42	0.41	1.02	0.13	0.13	0.50	0.69	2.23
2011	8.0	2.00	0.27	0.45	0.44	1.04	0.13	0.12	0.51	0.70	2.20
2012	8.2	2.05	0.28	0.46	0.46	1.08	0.13	0.13	0.51	0.71	2.22
2013	8.3	2.10	0.28	0.46	0.48	1.12	0.13	0.13	0.52	0.72	2.24
2014	8.4	2.13	0.28	0.47	0.50	1.15	0.13	0.13	0.53	0.73	2.26
2015	8.6	2.16	0.28	0.48	0.52	1.18	0.13	0.13	0.54	0.74	2.27
2016	8.7	2.19	0.27	0.49	0.53	1.20	0.13	0.13	0.55	0.75	2.28
2017	8.8	2.21	0.28	0.50	0.55	1.23	0.13	0.13	0.56	0.75	2.29
2018	8.8	2.23	0.28	0.51	0.56	1.24	0.14	0.13	0.57	0.76	2.31
2019	8.9	2.26	0.28	0.52	0.57	1.25	0.14	0.13	0.57	0.77	2.33
2020	9.0	2.27	0.28	0.52	0.58	1.26	0.14	0.13	0.58	0.78	2.35
2021	9.1	2.28	0.28	0.53	0.60	1.28	0.14	0.13	0.59	0.79	2.37
2022	9.2	2.30	0.28	0.54	0.61	1.30	0.14	0.13	0.60	0.79	2.39
2023	9.3	2.31	0.28	0.55	0.63	1.32	0.14	0.13	0.60	0.80	2.41
2024	9.4	2.32	0.28	0.56	0.64	1.33	0.14	0.13	0.61	0.81	2.42
2025	9.5	2.34	0.28	0.57	0.65	1.35	0.14	0.13	0.62	0.81	2.44
2026	9.6	2.35	0.28	0.58	0.66	1.37	0.14	0.13	0.63	0.82	2.45
2027	9.7	2.36	0.28	0.59	0.67	1.39	0.14	0.13	0.64	0.83	2.47
2028	9.7	2.37	0.29	0.60	0.68	1.41	0.14	0.13	0.65	0.83	2.49
2029	9.8	2.38	0.28	0.61	0.69	1.42	0.14	0.13	0.67	0.84	2.50
2030	9.9	2.39	0.28	0.62	0.70	1.44	0.14	0.13	0.68	0.85	2.52
2031	10.0	2.39	0.29	0.62	0.71	1.45	0.14	0.13	0.69	0.86	2.53
2032	10.0	2.39	0.28	0.62	0.71	1.47	0.14	0.13	0.71	0.86	2.55
2033	10.1	2.41	0.29	0.62	0.72	1.49	0.14	0.13	0.72	0.87	2.57
2034	10.2	2.42	0.29	0.62	0.73	1.50	0.14	0.13	0.74	0.88	2.58
2035	10.3	2.43	0.29	0.62	0.74	1.52	0.14	0.13	0.75	0.88	2.60

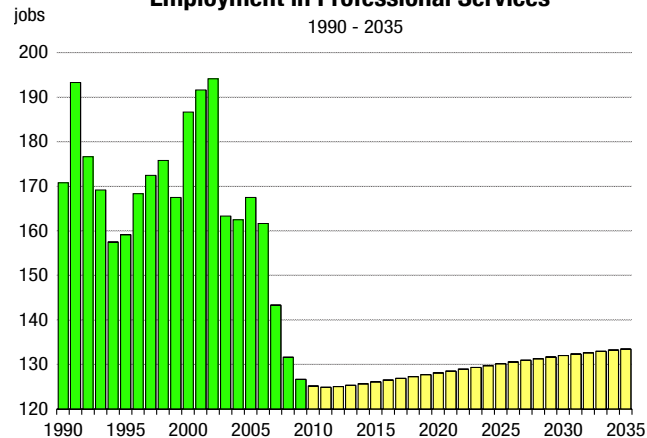
Manufacturing Employment

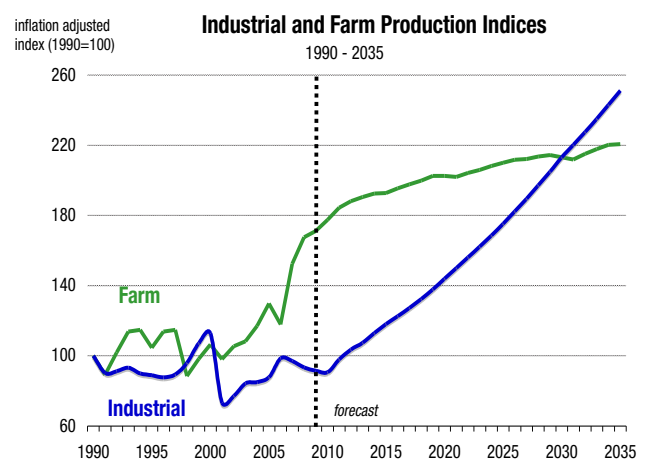
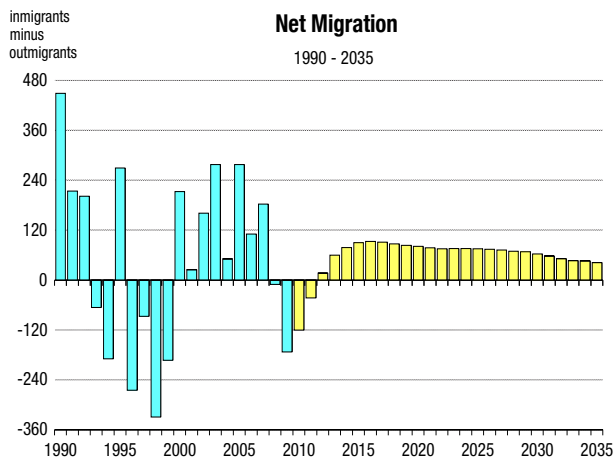
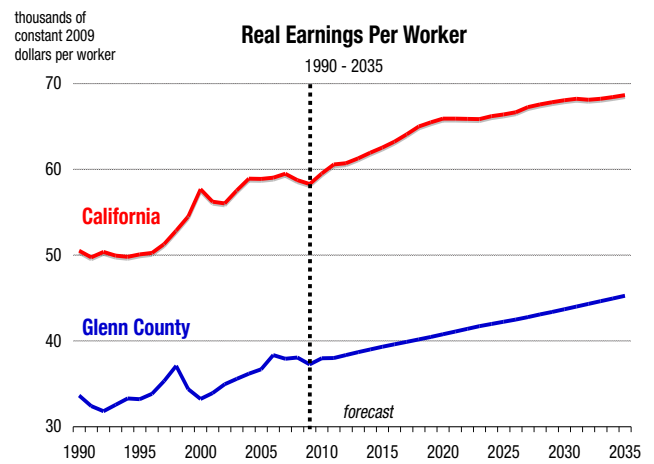
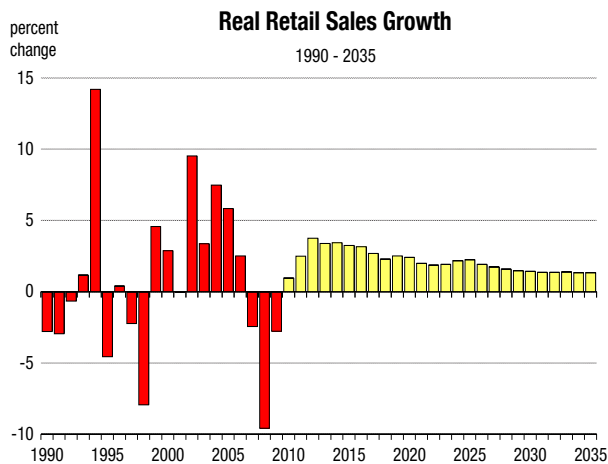
1990 - 2035



Employment in Professional Services

1990 - 2035





County Economic and Demographic Indicators

Projected Economic Growth (2010-2015)

Expected retail sales growth:	17.4%
Expected job growth:	8.8%
Fastest growing jobs sector:	Transportation, Warehousing, Utilities
Expected personal income growth:	14.7%

Expected population growth:	4.9%
Net migration to account for:	14.1%
Expected growth in number of vehicles:	6.7%

Demographics (2009)

Unemployment rate (December)	15.9%
County Rank* in California (58 counties):	40th
Working age (16-64) population:	63.5%

Population with B.A. Degree or higher:	10.5%
Median Home Selling Price:	\$118,945
Median Household Income:	\$40,547

Quality of Life

Violent Crime rate (2008):	217 per 100,000 persons
County Rank* in California (58 counties):	4th
Average Commute Time to work (2009):	22.6 minutes

High School drop out rate (2008):	21.0%
Households at/below poverty line:	13.4%

* The county ranked 1st corresponds to the lowest rate in California